



Les Townhouses de La Capite – Chambéry-Lac

Where  
else ?





Belle terrasse et intimité à l'étage de la master bedroom

Beautiful terrace and privacy in the floor of the master bedroom





Parfait pour les soirées d'été, cette spacieuse terrasse donne sur le jardin, côté soleil couchant

Perfect for summer evenings, this generous terrace gives on to the gardens, facing the setting sun





Idéal pour recevoir ses invités, ce spacieux séjour s'ouvre sur une grande terrasse.

Ideal for all your receptions, this spacious living room opens up onto a large terrace.



**This new contemporary and refined residence** called 'La Capite' is located in Chambésy, close to the lake, and offers an ideal living environment.

Thanks to the optimal double orientation and front openings of these villas, living space remains luminous from morning to evening. A central patio allows light and greenery to enter into the heart of the house. The living room, dining room and kitchen are disposed around the patio on the upper ground floor. Large windows enable an easy transition between indoor spaces and outdoor generous garden terraces.

An overhead opening in the patio and onto the lower ground floor entrance increases the feeling of space. You enter the house onto a cloakroom and visitor bathroom before moving up to the first floor. The lower ground floor also includes a fitness, laundry and technical rooms.

**The two-story living room adds to the feeling of space.** The first-floor mezzanine can be used as an office, TV room or library and can serve as a bedroom if necessary.

The first floor has two children's bedrooms, a bathroom with a double sink and separate toilets. Parents will enjoy the privacy of the master bedroom situated on the second floor. It has a dressing room, large bathroom and two terraces on either side.

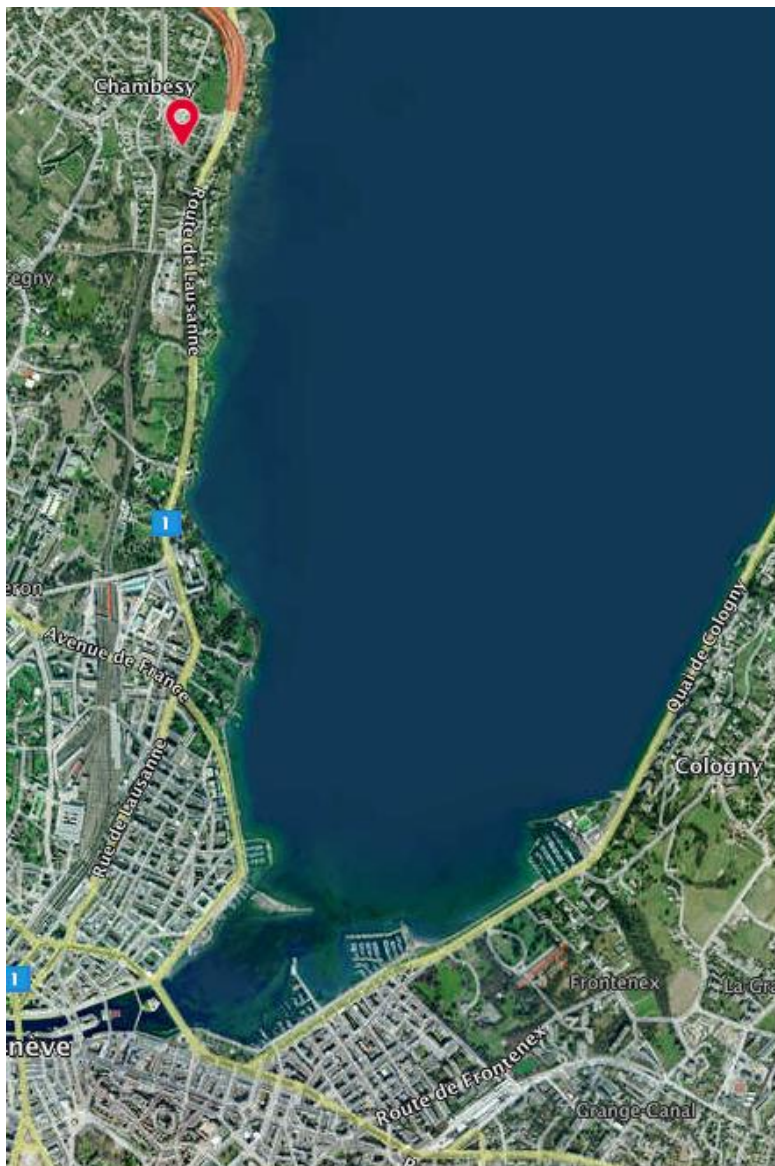
Each villa comes with two parking spaces and a private garden of 100m<sup>2</sup>. The interior design and landscaping is of high standard and allocated budgets are generous.





Cette entrée généreuse vous permet de recevoir chaleureusement vos invités. Elle est dotée d'un grand vestiaire avec sanitaires visiteurs (cave à vin et modèle de porte d'entrée en option)

Welcome your guests into this warm and inviting entrance with a large vestiaire and guest bathroom (wine cellar and model of front door optional)



### **The location**

Situated close to the lake, the immediate surroundings of the plot are very calm and lush. When sitting comfortably on the rooftop terraces of the top floors it's possible to admire the lake.

Chambésy is much appreciated by the International community. It possesses its fair share of associations, from bridge to judo, as well as a broad and rich cultural agenda. Chambésy is also well connected to the city, to private schools and all forms of mobility. The residence is only 300m from Chambésy train station with the new Léman Express stopping every 15 minutes during rush hour. The motorway and airport are easily accessible.

### **A holiday atmosphere:**

Inhabitants of Chambésy have exclusive access to an open-air swimming pool including a bar and private beach on the lake (300m from the residence). Vengeron beach offers water activities in an ideal spot. Walkers and refined gourmets will find their match at Domaine de Penthes.

The village character of Chambésy with the greenery of the countryside and the fact that it's structured around leisure, guarantees an enviable quality of life. Reduced tax rates (CA of 32) are also a convincing factor.





Situé au chemin William-Barbey 14, les villas bénéficient d'une orientation idéal et traversant d'Est en Ouest. Les jardins sont bien ensoleillé tout l'après-midi et jusqu'au coucher du soleil.

Located chemin William-Barbey 14, the townhouses have an ideal orientation East through West. The gardens have full sun all afternoon and till the setting sun.





## Lower ground floor

The entrance hall has an overhead opening from the central patio, providing natural pleasant lighting all day long. The basement window in the multipurpose room also adds brightness.



## Upper ground floor

The transparency and luminosity of the large windows offer an easy transition between indoor and outdoor spaces. The two-story high dining room contributes to the feeling of space.





## First floor

The mezzanine is inspiring with its dominant view of the dining room and garden, as well as its two bedrooms that are just perfect for children or guests.

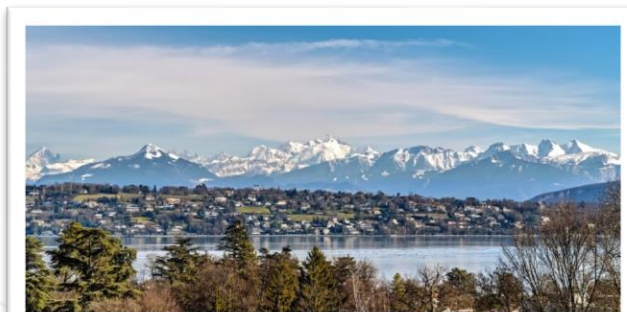
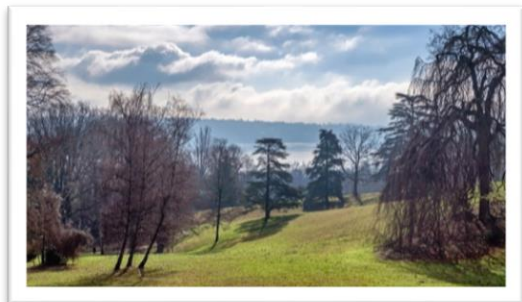


## Second floor

This floor is reserved for the master bedroom and has two terraces with no vis-à-vis, so you can enjoy the morning or evening sun.







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